

Affordable Housing Coalition

Tuesday, November 18, 2012

10:00 AM to 12:00 PM

MEETING MINUTES

Members Present: See November sign in sheet

1. Meeting was called to order at 10:00 - Introductions took place – Announcements:

- Carol reminded coalition members about the Minnesota Housing Partnership for the 2013 session statewide conference call, which will take place on January 18th, from 1:00-4:00, at One Roof Housing. Further details will be sent out via e-mail as they become available. Carol Scholtz will be the contact/point person for questions/details.
- Jeff reminded coalition members about the One Roof Housing fund raiser, which will be held on Thursday, November 29th, from 5:00-8:-- at Holy Family Church.
- Sarah reminded coalition members about 3 workshops offered by Community Action Duluth. 1. Interview workshop on November 28th, from 6:00 – 8:00, 2. Solutions to end poverty on November 29th, from 5:30 – 8:00 3. Common Sense workshop. All are held at Community Action Duluth & throughout the Duluth community– flyer was distributed with details. Further information can be obtained by contacting Community Action Duluth at (218)726-1665.
- Lee reminded coalition members that on At Home – Connecting the dots, will be held on November 28th, from 3:00-4:00 at Laura MacArthur School. Questions contact LISC

2. Review of November agenda took place, no additions or changes. Review of September and October agenda took place. Motion made by Carol Schultz to accept as submitted, Jeff Corey seconded motion, motion passed unanimously.

3. Treasurer report: Carol reported a balance of \$1235.46. Motion made by Pam Benson, seconded by Angie Skogstad, motion passed unanimously.

4. 2013 Duluth & St. Louis County Days – Carol updated coalition members about the 2013 event. The event will take place on February 13-14th at the St. Paul Crown Royal hotel. A legislative reception will be held the evening of February 13th. An exhibit, on behalf of the Affordable Housing Coalition (AHC) will be set up & staffed by coalition members. Carol asked for approval from coalition members for an additional fund amount to include posters & other incidentals for the exhibit this year. Carol is requesting a total of \$750.00 for the 2013 event. Sarah Priest made a motion to accept this request, Rick Ball seconded the motion, motion passed unanimously.

5. Housing Development Presentations:

- **Cozy Apts.** – By Mike Conlin - for Erick Rings worth. Turning it into a affordable housing. First built in 1887 - 135 years ago. Had 50 units and 2 baths. Now to be a revival project for Pastoret Terrace. Approximately complete 34 units with bathrooms. Going for Historic structure. Preserve the building. Have an artist shop in there. First remove

the bar. Take back to 1887. Gut internal inside. Completely redo west side where ballroom is. Have a urban garden, secure entry. Was 6 town homes. Terrace garden will have 2 exits with stairs. May have a clinic, maybe decks, garden, will serve the homeless with greatness need DW Jones, Skip Pegino. Doing a market study. As for parking, no parking on site. Unit size – 330 sq. ft. – large 640 – average 350 – 400 ft. for efficiency units. A couple 1 bedrooms maybe 2 bedroom. Security coverage like cameras, no site staff, have a kitchen gallery but will be fully equipped. Historic, and low income tax credit. Maybe bonds available for funding. Had 3 fires in the building . Must start work on it now or it won't be saved, due to weather. The property manager is DW Jones.

- **Lincoln Park School** – George Sherman. Built in 1889. Community Action will be moving into the building in April 2013. Boys & Girls Club will continue to be located here. Will have 50 housing units for families with parking. Three ways needed to financing. Low income tax credit finance T.J.F. support mortgage. Ten to twelve months to build. Cost about 5 to 7 million. Cost about 175,000 a unit. Have small units for homeless about 4-7. Will include on-site management service. Will have application fee of \$35.00, run back ground check. Will have a property manager. 4% tax credit – 1-9 million. Neighborhood is happy that the building is being re-used. Will have a 2000 sq. ft. kitchen for use. Have elevators. Two in commercial and housing. Clear break between 33- 2 –bedrooms, 75% larger, 33 – 3 bedrooms, and 4 – 1 Bedrooms. Homeless service provided for points.
- **Board of Trade Bldg.** – No presentation as this project is not moving forward at this time.
- **Gateway Apartments** –Rick Ball –HRA helped to prevent foreclosure of this property. Building has 236 project for elderly requirements that will expire 4-14. Units are nearly full right now. Cost of rehab will be \$6 to \$9 million. 154 efficiency and 1-bedroom units now for low-income elderly. Rehab project may include changes to create some 2-bedrooms and condo units for rental/owner mix. Buyer's for condos working with 1 Roof. Condos may be market-rate rentals in the future for National Guard personnel moving to Duluth.
- **Harbor Highlands** – 105 units home owners, single, duplex & condo's lease – At 15yrs. there are able to purchase in future. Have Application fee \$25 to \$35 fees. Should share with client to let them know what their looking for so they won't waste fee. You are allowed 140% increase to stay there.

6. Seaway Hotel Update: Accountability bi-monthly meetings are taking place on a monthly basis with vested community partners to assist success at the Seaway hotel following the 2012 flood damage. This group is tasked with tracking improvements and hearing from the newly formed tenant association. Minnesota Housing Finance Agency & GMHF are part of this group via teleconference, as well as Rick Caya, the owner.

7. City/County Staff discussion:

- SLC – Project Homeless Connect update was given: 224 participants attended the Duluth PHC & 269 attended the Community Connect in Virginia. Wilder survey statewide information will be made available by Spring, further dissemination will be available following that time as Wilder has time to further break down St. Louis County's data between the City of Duluth & Iron Range.
- CoC – The 2012 HUD NOFA was published on November 8th & is due to HUD on January 18, 2013. St. Louis County has started to prepare for the application & changes. A time line and break down of the 2012 Notice was disbursed to all coalition members. Staff walked through all documents and fielded questions. There were several dates noted regarding further information and training dates for interested project applicants.
- FHPAP – There will be an FHPAP retreat meeting on November 28th, from 10-12 in Cotton. The RFP for 2014/15 is due to come out in February 2013. Planning meetings will be held prior to that date to prepare for the new biennium of funds in St. Louis County.
- CDBG/ESG/HOME – the Community Developments committee proposed recommended awards to City staff. There is a 30 day comment period. On December 4th the CD committee will hold a hearing & on December 17th the City Council will approve the final recommendation. Coalition members were encouraged to submit comments via e-mail, or on the website.

8. Heading Home SLC – There was no update at this time. The Leadership Council will meet on November 28, 2012 following the FHPAP retreat.

9. Committee meeting summaries:

- Homeless Response Committee –committee met this morning to further discuss the Centralized Intake & Assessment points in the City of Duluth. Site visits took place at various recommended locations; the Damiano was the recommended site. The committee will meet again in December to go through the time line for implementing the new system.
- At Home Housing – committee met this morning, update was provided by staff.

The next AHC meeting will be held on Tuesday, December 18, 2012 @ 10:00 am Central Hillside Community Center. The AHC agendas & minutes can be reviewed at the City of Duluth website: <http://www.duluthmn.gov/community>.